UNITED STATES DISTRICT COURT
DISTRICT OF PUERTO RICO

WELLS REAL ESTATE INVESTMENT TRUST II, INC.,

Plaintiff,

-against-

CHARDON/HATO REY PARTNERSHIP, S.E.,

Defendant.

**AFFIDAVIT OF SERVICE BY PERSONAL DELIVERY**

Civil Action No. 08-1613 (JP)

STATE OF NEW YORK )
: SS.:
COUNTY OF NEW YORK )

Lauren E. FitzGerald, being duly sworn, deposes and states:

1. I am not a party to this action and I am over 18 years of age.

2. On 5th day of June, 2008, at 12:35 P.M. at 599 Lexington Avenue, New York, New York, 10022 I served the SUMMONS, COMPLAINT AND DEMAND FOR JURY TRIAL, and PLAINTIFF'S CORPORATE DISCLOSURE STATEMENT upon Chardon/Hato Rey Partnership, S.E., by personal delivery of true copy thereof to Chris M. Smith, Esq., who stated he was authorized to accept service on behalf of Chardon/Hato Rey Partnership, S.E.

3. Mr. Smith is male with white skin, brown hair and blue eyes. He is about 5'10" tall, about 185 lbs, and approximately 54 years old.

Lauren E. FitzGerald
Process Server License No: 1263671

Sworn to before me this
5th day of June, 2008.

Notary Public

DAVID CALDWELL
Notary Public, State of New York
No. 01CA6153217
Qualified in New York County
Commission Expires September 25, 2010